

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Susquehanna Avenue, 361' W of the
c/l Bowleys Quarters Road
(1114 Susquehanna Avenue)
15th Election District
5th Councilmanic District

John Frank, Jr., Legal Owner;
Ronald Hupfeld, Contract Purchaser

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-434-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, John Frank, Jr., and the Contract Purchaser, Ronald Hupfeld. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 15 feet, and a sum of the side yards of 19 feet in lieu of the required 25 feet, for a proposed sunroom/bedroom addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or

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By *[Signature]*
6/11/99

unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is

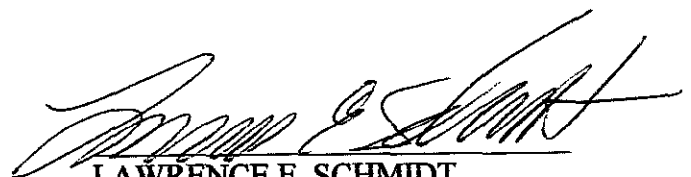
ORDER RECEIVED FOR FILING
Date 6/11/99
BY [Signature]

compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the *Zoning Commissioner* for Baltimore County this 11th day of June, 1999 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 15 feet, and a sum of the side yards of 19 feet in lieu of the required 25 feet for a proposed sunroom/bedroom addition., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated May 14, 1999, and the Bureau of Development Plans Review division of the Department of Permits and Development Management (DPDM), dated June 1, 1999, copies of which are attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
JUN 14 1999
JUN 14 1999
JUN 14 1999



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 11, 1999

Mr. John Frank, Jr.
1114 Susquehanna Avenue
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Susquehanna Avenue, 361' W of the c/l Bowleys Quarters Road
(1114 Susquehanna Avenue)
15th Election District – 5th Councilmanic District
John Frank, Jr., Owner; Ronald Hupfeld, Contract Purchaser - Petitioners
Case No. 99-434-A

Dear Mr. Frank:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Ronald Hupfeld
1906 Towson Avenue, Baltimore, Md. 21222

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

CBCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1114 SUSQUEHANNA AVE.
which is presently zoned DR. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1, BCZR, TO PERMIT A SIDEYARD SETBACK OF 9ft. IN LIEU OF THE REQUIRED 15ft., AND A SUM OF SIDEYARDS OF 19ft. IN LIEU OF THE REQUIRED 25ft. FOR A SUNROOM / BEDROOM ADDITON

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

RONALD HUFFELD

Name - Type or Print

Signature

1906 TOWSON AVE. 410-284-4556

Address

Telephone No.

BALTIMORE MD

21222

City

State

Zip Code

Attorney For Petitioner:

n/a

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JOHN FRANK, JR.

Name - Type or Print

Signature

~~1114 SUSQUEHANNA AVE~~

Name - Type or Print

Signature

1114 SUSQUEHANNA AVE.

Address

Telephone No.

BALTIMORE

MD

21220

City

State

Zip Code

Representative to be Contacted:

K B M CONSTRUCTION

Name

1724 LANGLEY RD. 410-574-0252

Address

Telephone No.

BALTIMORE

MD

21221

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. _____

Reviewed By _____ Date _____

Estimated Posting Date _____

ORDER RECEIVED FOR FILING

Date 2/15/98
By [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1114 SUSQUEHANNA AVE.
Address BALTIMORE, MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

REQUESTING VARIANCE IN ORDER TO ADD A BEDROOM & FAMILY ROOM FOR
MORE LIVING SPACE

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF Harford BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John A. Frank Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

Ruth K. Welborn, Notary Public
Harford County
State of Maryland
My Commission Expires Aug. 1, 2001

RECEIVED

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address BALTIMORE, MD 21220
City State Zip Code

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MORE LIVING SPACE

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Signature [Signature]
Name - Type or Print JOHN A. FRANK, SR.

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF Harford BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John A. Frank, Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date May 12, 1999

Ruth K. Welborn
Notary Public

My Commission Expires August 1, 2001

REV 09/15/98

Ruth K. Welborn, Notary Public
Harford County
State of Maryland
My Commission Expires Aug. 1, 2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1114 SUSQUEHANNA AVE.
which is presently zoned DR. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

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of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

RONALD HUFFELD

Name - Type or Print

Signature

1906 TOWSON AVE. 410-284-4556

Address

Telephone No.

BALTIMORE MD

21222

City

State

Zip Code

Attorney For Petitioner:

n/a

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JOHN FRANK, JR.

Name - Type or Print

Signature

~~1114 SUSQUEHANNA AVE~~

Name - Type or Print

Signature

1114 SUSQUEHANNA AVE.

Address

Telephone No.

BALTIMORE

MD

21220

City

State

Zip Code

Representative to be Contacted:

K B M CONSTRUCTION

Name

1724 LANGLEY RD. 410-574-0252

Address

Telephone No.

BALTIMORE

MD

21221

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. _____

Reviewed By _____

Date _____

REV 9/15/98

Estimated Posting Date _____

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 1114 SUSQUEHANNA RD
(ADDRESS)

BEGINNING AT A POINT ON THE NORTH SIDE OF
(NORTH, SOUTH, EAST OR WEST)

SUSQUEHANNA RD WHICH IS 50
(NAME OF STREET ON WHICH PROPERTY FRONTS) (NUMBER OF FEET OF RIGHT-OF-WAY WIDTH)

WIDE AT THE DISTANCE OF 361 WEST OF THE
(NUMBER OF FEET) (NORTH, SOUTH, EAST OR WEST)

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET BOWLEYS QUARTERS RD
(NAME OF STREET)

WHICH IS 20 WIDE. BEING LOT # 27
(NUMBER OF FEET OF RIGHT-OF-WAY WIDTH)

BLOCK _____, SECTION # C IN THE SUBDIVISION OF LONG BEACH ESTATES
(NAME OF SUBDIVISION)

AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # _____, FOLIO # 0131

CONTAINING 18,050 ALSO KNOWN AS 1114 SUSQUEHANNA RD
(SQUARE FEET) (PROPERTY ADDRESS)

AND LOCATED IN THE 15 ELECTION DISTRICT, 5 COUNCILMANIC DISTRICT.

434
44-434-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

99-434-A

No. 067817

DATE 4-30-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

VICTORIA FERRER

FOR:

ADRIAN VARR 450
TOTAL 650

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SDF

PAID RECEIPT

PROCESS ACTUAL TIME
5/05/1999 4/30/1999 15:28:36
REG 1805 CASHIER PMS FEM DRIVER 3
DEPT 5 528 ZONING VERIFICATION
Receipt # 083943 OFIN
CR NO. 067817

Receipt Tot 50.00
.00 PK 60.00 01
10.00-05

Baltimore County, Maryland

CASHIER'S VALIDATION

99-434-A

CERTIFICATE OF POSTING

RE: CASE # 99-434-A
PETITIONER/DEVELOPER:
(Victoria Ferro)
DATE OF Closing
(June 1, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
1114 Susquehanna Ave. Baltimore, Maryland 21220_____

The sign(s) were posted on _____ 5-14-99 _____
[Month, Day, Year]

Sincerely,

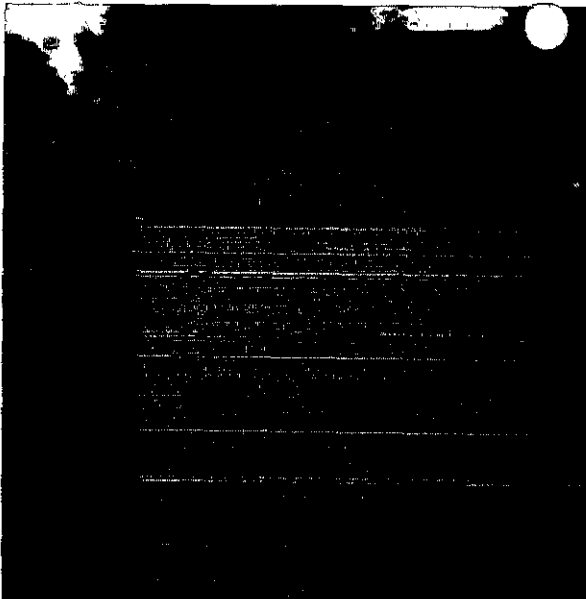

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 434 -A Address 1114 SUSQUEHANNA AVE.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-05-99 Posting Date: 5-16-99 Closing Date: 5/31/99 ~~6-04-99~~

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 434 -A Address 1114 SUSQUEHANNA RD.
Petitioner's Name VICTORIA FERRO Telephone 410-284-4556
Posting Date: 5-16-99 Closing Date: 5/31/99 ~~6-04-99~~
Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK OF 9ft. IN LIEU
OF THE REQUIRED 15ft., AND A SUM OF SIDEYARDS OF 19ft.
IN LIEU OF THE REQUIRED 25ft. FOR A SUNROOM/BEDROOM
ADDITION.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-434-A

Petitioner: VICTORIA FERRA

Address or Location: 1114 SUSQUAHANNA AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR RON HUFFELD

Address: 1906 TOWSON AVE
BALTO, MD 21222

Telephone Number: 410 284 4556

Ron Huffeld

Revised 2/20/98 - SCJ

434



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 2, 1999

KBM Construction
1724 Langley Road
Baltimore, MD 21221

RE: Case No.: 99-434-A
Petitioner: Frank/Hupfeld
Location: 1114 Susquehanna Avenue

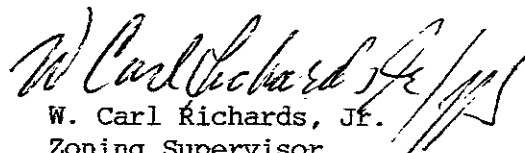
Dear Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 16, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

A.Y.
5/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management


Date: June 3, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 434

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: 

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: May 14, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB*
SUBJECT: Zoning Item #434

Ferro Property - 1114 Susquehanna Avenue

Zoning Advisory Committee Meeting of May 10, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Groundwater Management - Prior to issuance of a building permit, the existing septic system must be inspected by this office. Contact Mr. Rob Powell at 410-887-2762.

ORDER RECEIVED FOR FILING

Date 6/11/99

By [Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 1, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for June 1, 1999
Item No. 434

The Bureau of Development Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

Basements are not permitted in the F.P.A. The minimum flood protection elevation is 11 feet for this site. A building permit shall be granted only after necessary permits from the State and Federal agencies have been obtained.

RWB:HJO:jrb

cc: File

COPIES RECEIVED FOR FILING

Date

By

ZAC06019.434



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 2, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 24, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

426, 434, 435, 436, 437, 438, 439, 444, 445, 446, 447,
448, 449, 450, 451, 452, [REDACTED], and 455

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 987-4831, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 17 1999





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 5.21.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No. 434 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

ELEVATION CERTIFICATE
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 1999

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form.

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME RON HUPFELD	POLICY NUMBER	
STREET ADDRESS (including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 1114 SUSQUEHANNA AVENUE	COMPANY NAIC NUMBER	
OTHER DESCRIPTION (Lot and Block Numbers, etc.) LOT 27, GROUP 82, LONG BEACH ESTATES		
CITY BALTIMORE COUNTY,	STATE MARYLAND	ZIP CODE

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER 240010	2. PANEL NUMBER 0445	3. SUFFIX B	4. DATE OF FIRM INDEX march 2, 1981	5. FIRM ZONE C	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
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7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☐ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: ☐ feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level **1**.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of **113.1** feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of ☐ feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is **13.3** feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is ☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☐ NGVD '29 ☐ Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM. ☐ Yes ☒ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: **118.5** feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: ☐ feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available
I understand that any false statement may be punishable by fine or imprisonment under 18 U S Code, Section 1001.

ALEXANDER P. RATYCH		3633	
CERTIFIER'S NAME		LICENSE NUMBER (or Affix Seal)	
PROFESSIONAL LAND SURVEYOR		APR ASSOCIATES, INC	
TITLE		COMPANY NAME	
7427 HARFORD ROAD		BALTIMORE	
ADDRESS		CITY	
		MARYLAND	
		STATE	
		21234	
		ZIP	
SIGNATURE <i>Alexander P. Ratych</i>		DATE April 9, 1999	
		PHONE 410-444-4312	

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:

ON SLAB

WITH BASEMENT

ON PILES, PIERS, OR COLUMNS

The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.
Elevations for all A Zones should be measured at the top of the reference level floor.
Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

99-034-A

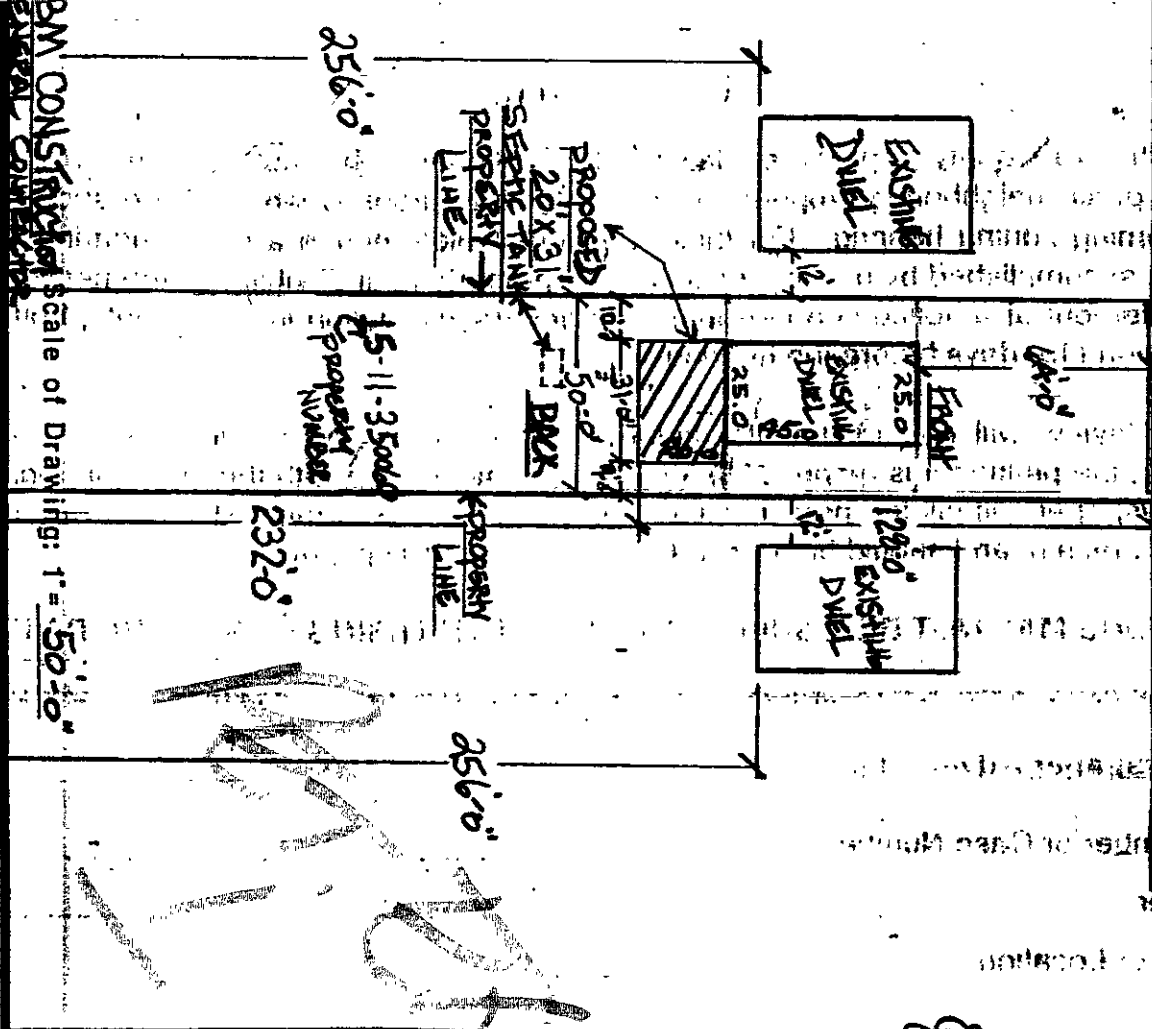
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LOAKS BEACH ESTATES

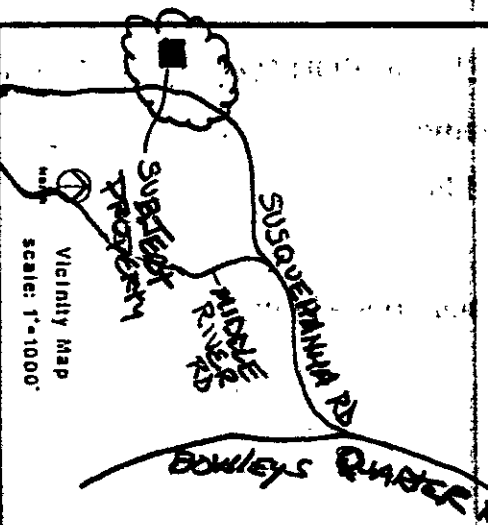
plat-book # 4 folio 9131, lot # 27 section # 31

OWNER: BON HUFFELD WATER

WATER



North
date: 4-13-99
designed by: KBM CONSULTING
prepared by: KBM CONSULTING
scale of Drawing: 1" = 50'-0"



LOCATION INFORMATION

~~Election District:~~ 15
Councllmanic District: 05

1"=200' scale map: **NE 21**

Zoning: DR 35

Lot size: acreage 18.05 square feet

一、
 二、

SEVEN

WATER

☒

Prior Zoning Hearings:

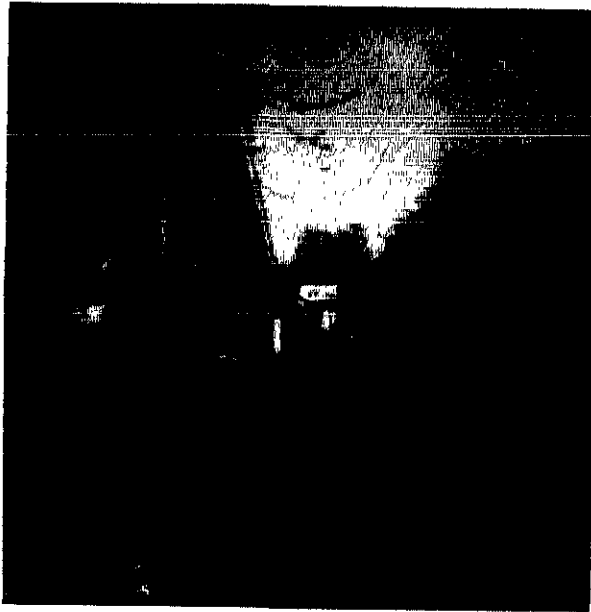
END

Zoning Office USE ONLY!

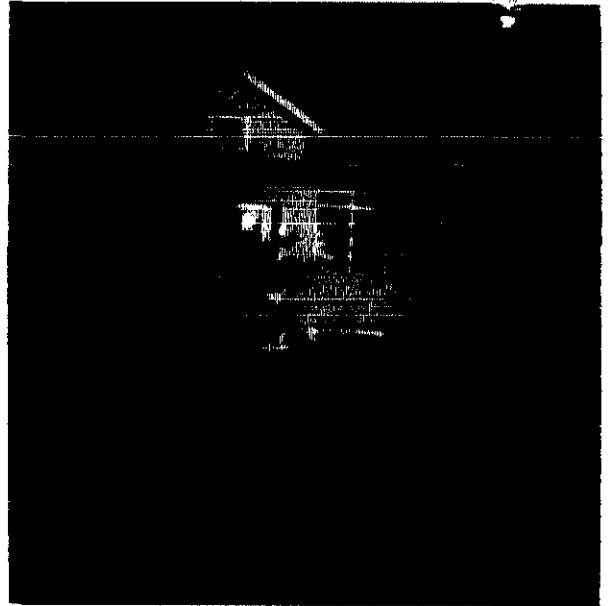
reviewed by:	ITEM #:	CASE#

434 99-4342

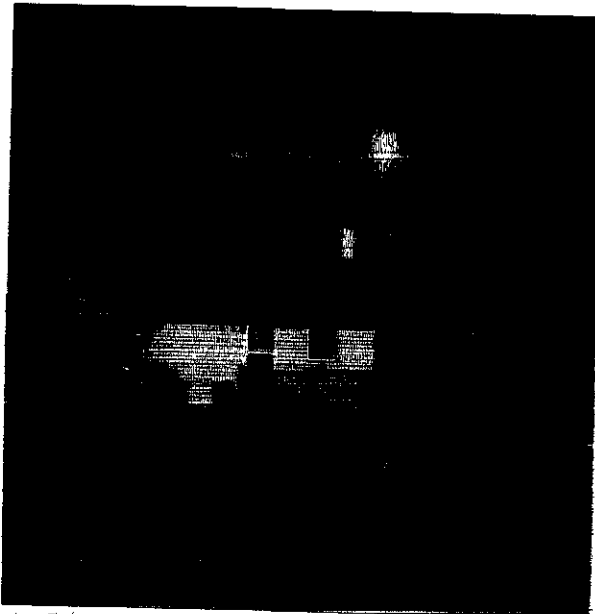
99-434-A



Waterfront side - side
where variance is needed.
434



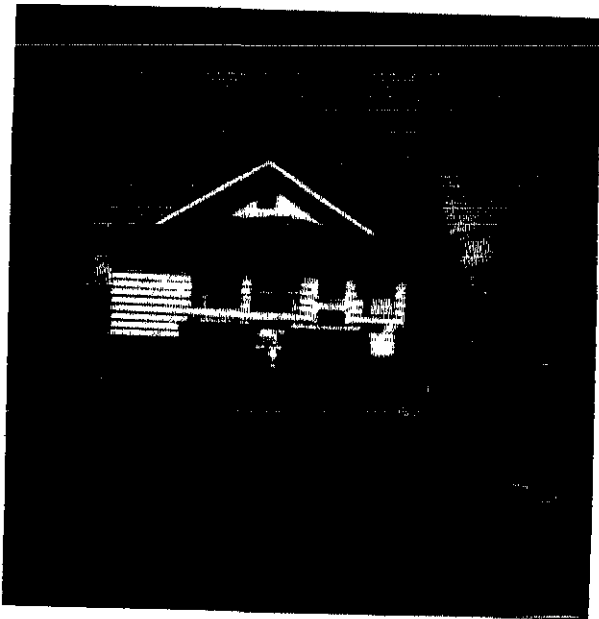
1114 Susquehanna Ave.
Waterfront
434



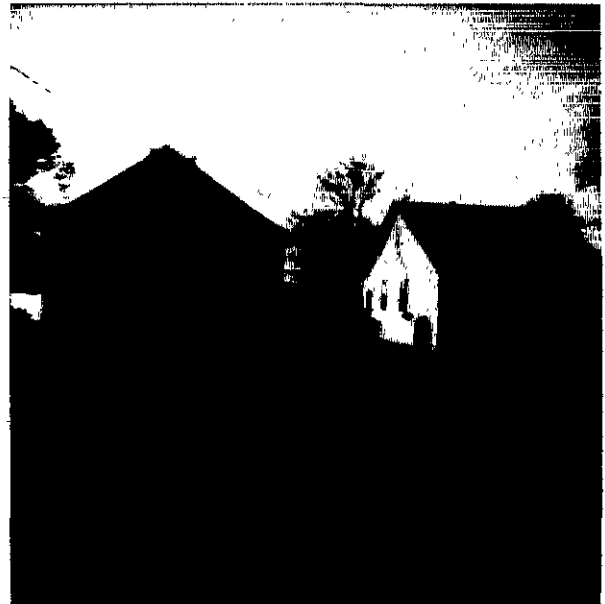
Back side - House to right
variance side 434



Waterfront - side where
variance is needed... 434



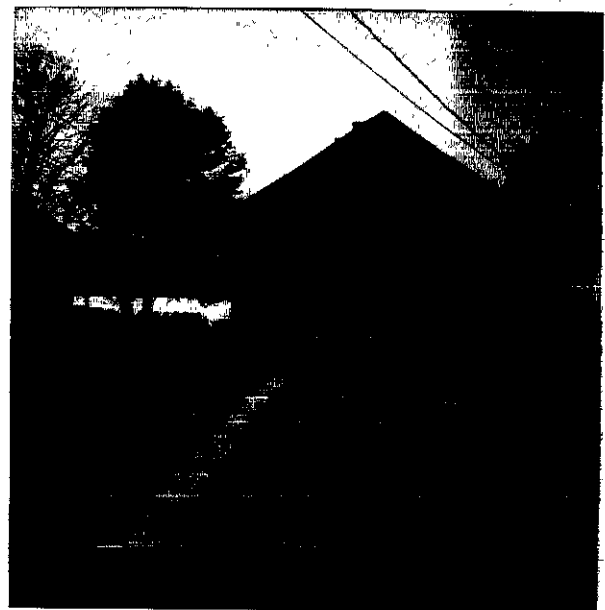
Back side - House to left
434



Back of house - house to
the right - where variance
is needed 434



Back of house - house to
the right 434



Back of house - house to
the left. 434

99-434-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BOWLEYS QUARTERS	N.E. 2-K
DATE OF PHOTOGRAPHY JANUARY 1956		

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

996 CONFERENCE ON JOURNALISM
THE NATIONAL COUNTRY COUNCIL.
 BOSTON, MASS., 1906.
 BILL NO. 175-8. JANUARY 1906. P. 26. PS-56. 134-56. 135-56.

SCALE	1" = 200'
LOCATION	BOWLEYS QUARTERS
DATE	
OF	
PHOTOGRAPHY	
BY	
REMARKS	

SHEET 1
N.E.
N.E.

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